

## **\$424,900 - 11 201 Bothwell Drive, Sherwood Park**

MLS® #E4452627

### **\$424,900**

3 Bedroom, 3.00 Bathroom, 1,054 sqft  
Condo / Townhouse on 0.00 Acres

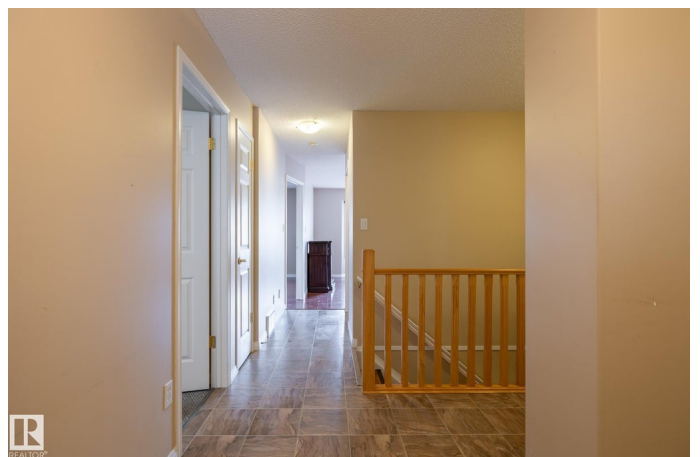
Strathcona Village, Sherwood Park, AB

Welcome to Sunrise Park, offering adult living (45+), LOW CONDO FEES & a very convenient location. The main floor offers 2 bedrooms with a 3pcs. ensuite in the primary bedroom, which is a generous size with a walk-in closet, & will easily accommodate a king bed. Featuring gorgeous ENGINEERED HARDWOOD flooring, this beautifully maintained home offers OAK KITCHEN CABINETS W/PANTRY, all NEWER KITCHEN APPLIANCES (2 yrs), MAIN FLOOR LAUNDRY, 3 BATHS, & much more. The living room with an ELECTRIC FIREPLACE overlooks the GORGEOUS EAST FACING DECK complete with a LARGE GAZEBO, while the SUNROOM offers another great place for your morning coffee. The basement is FULLY FINISHED with a spacious living room, a 3 pcs. bath and is perfect for your guests, offering a spacious bedroom equipped with DOUBLE CLOSETS, and a wall unit. Other features include, plenty of STORAGE SPACE, BUILT-IN VACUUM, & CLOSE TO ALL AMENITIES.

Built in 2000

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4452627  |
| Price  | \$424,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,054             |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11 201 Bothwell Drive |
| Area        | Sherwood Park         |
| Subdivision | Strathcona Village    |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 2C8               |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Closet Organizers, No Animal Home, No Smoking Home, Sunroom, See Remarks |
| Parking   | Double Garage Attached                                                   |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Stories           | 2                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood, Brick, Vinyl                |
| Exterior Features | Landscaped, Public Transportation |
| Roof              | Asphalt Shingles                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | WOODBIDGE FARM  |
| Middle     | CLOVER BAR JR H |
| High       | SALISBURY COMP  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 25           |
| Condo Fee      | \$157             |

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Listing information last updated on August 21st, 2025 at 4:47am MDT